

KEY INTEGRATED ACTIVITIES



Key Activity #1: Amend Zoning and Bonus System to Stimulate Housing Development

A. Change the floor area ratios, height limits, bonus provisions and TDR's in DOC-2 to encourage development of housing and jobs.

B. Change the FAR, height limits, bonus provisions and TDR's in the DMC zone designations, and increase

existing height limits by 100 feet in all zones throughout the Denny Triangle.

C. Add 9th Avenue between Pike Street and Denny Way, and Lenora Street between Westlake Avenue and Denny Way, to the Green Street designation as a public benefit feature eligible for additional floor area to projects abutting these streets.

D. Revise the current bonus provisions and public benefits menu to favor housing earlier in the bonus schedule:

- Provide an additional bonus ("super-bonus") for the first 300 housing units --serving residents in the 50%-80% median income range--built within the Denny Triangle neighborhood boundaries.
- Provide an additional bonus for the first 200 housing units--serving resi-

dents in the 80%-120% median income range--built within the Denny Triangle neighborhood boundaries.

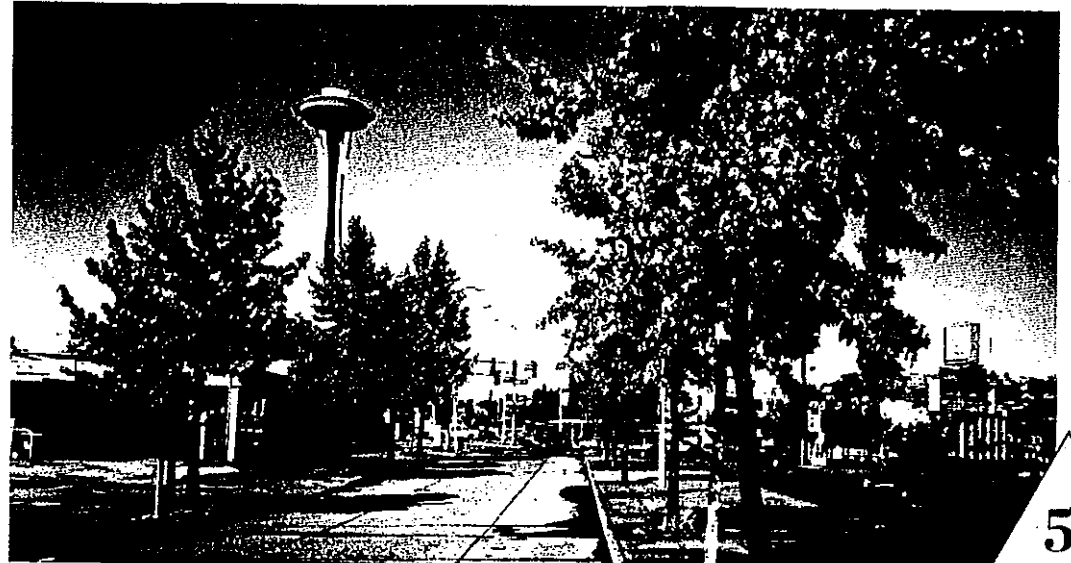
E. Reduce upper level building setback and reduce open space requirements for small lot development.

F. Include in the bonus system bonuses for public open space, Green Streets and/or parcel parks on off-site lots to create a Denny Triangle neighborhood park.

G. Relax upper level building setback and open space requirements for large lot development.

H. Require retail-height ceilings on the ground floors of new commercial or mixed-use developments to allow later conversion to commercial/retail use

I. Simplify and create a means to expedite the alley vacation process to encourage residential and commercial development.



Key Activity #2: Neighborhood Improvements to Create Residential Enclaves Along Designated Green Streets

A. Focus amenity bonuses to nurture "residential enclaves"—which means that housing and complementary retail/services might develop in proximity to green street couplets at 9th/Terry and Bell/Blanchard.

B. The Denny Triangle Neighborhood requests that the City invest its own resources to provide improvements on the designated streets within the next three years for the following:

- Street tree plantings
- Widening & repaving,
- Pedestrian crossing,
- Pedestrian Scaled Lighting
- Protective street parking configurations
- Trash receptacles, Street furniture, and other sidewalk amenities.
- Evaluate rerouting of traffic and limitations on some intersections

C. Limit automobile access at a few duplicative intersections (Terry & Denny; 9th & Westlake; Bell & Denny and use the areas for greenery and/or pocket parks.

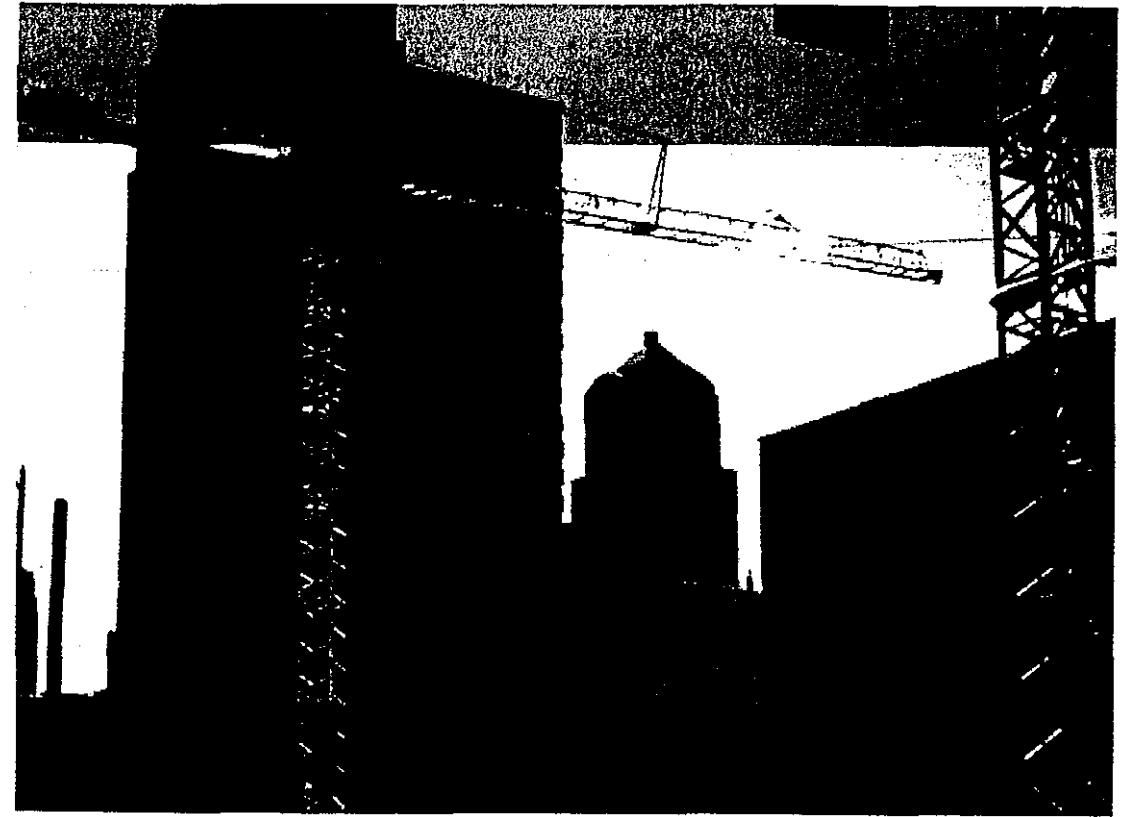
D. Allow bonuses for neighborhood and streetscape amenities to be used offsite (but within the Denny Triangle Neighborhood) with additional incentives for investing in the "Residential Enclave" areas.

E. Designate 9th Avenue as a Green Street. Form a neighborhood Green Streets design team

F. Provide gateway elements such as public art, hanging baskets, signs and banners to give identity to the neighborhood. Locations: Denny and Stewart, Dexter and Denny, Westlake and Denny (see also Gateways, below)

G. Evaluate an open space purchase, or negotiate as mitigation from the Federal Courthouse Project, to obtain a pocket park North of Stewart Street.

H. Explore ways to assure the plan is implemented over time.



Key Activity #3: Transportation and Traffic Circulation Improvements

Analyze key intersections in the Denny Triangle to alleviate bottlenecks that clog local streets and inhibit local access:

A. Freeway Bottleneck Improvements. Design and implement a solution to the I-5 entrance and traffic problems along Howell, Denny, and Stewart at Yale Street.

B. Aurora Bottleneck Improvements.

- Develop a better traffic flow and circulation pattern at Aurora and

Denny Way.

- Create Gateway elements in conjunction with Dexter & Aurora improvements.

C. 9th & Westlake Couplet: Develop traffic-calming and circulation improvements to Westlake/9th and Denny to route through traffic away from 9th Avenue and/or Terry in order to make them "protected residential streets".

D. Future mass transit planning: Allocate resources for future planning for housing, employment and transportation in conjunction with potential RTA stations and Monorail improvements (5th Avenue at Bell and/or Blanchard Key).

E. The Denny Triangle Neighborhood considers Convention Place Station as a critical focal point for the entire neighborhood. Any future planning related to the

station shall include Denny Triangle stakeholder participation.

Key Activity #4: Convention Place Station (Long Term)

This is a long-term project to take advantage of the development capacity above the potential underground RTA station at the Convention Center to anchor residential development, transition to the entertainment/amenity area of the downtown, and create local amenities to benefit the neighborhood. The project could include any or all of the following:

A. Negotiate with METRO/RTA to obtain city control of air rights above the potential RTA Station at 9th & Pine.

B. Develop a "transit-village" mixed use project, supported by ISTEA funding, that includes the following:

- A City-wide amenity (like a library or other resource) that would benefit from RTA access
- Open Space on the site
- Housing above the site to anchor the 9th & Terry Greenstreets couplet as a residential site.
- Office and Commercial space

C. Designate the triangle of land border by Howell, Olive, and Terry for future land purchase by the City for developing it into a park linked to the Convention Center Project and tied to the "Residential Enclaves and the green streets at 9th & Terry.

D. Initiate a study to improve Boren Avenue as a "transit and circulation link" with First and Capitol Hills including East/West connections.

